

Applicant Letter

County #682

Application for Zone Change

Requested Zone Change: From R-15000 to Agricultural/Open

Legal Description: Kimble Subdivision, 3rd Filing, S11, T01, R26 E,
Approximately 3 acres consisting of 6 Lots:

- Block 1, Lot 6-8,
- Block 1, Lot 9-10,
- Block 2, Lot 1-3,
- Block 2, Lot 4-6,
- Block 2 Lot 7 8, & N1.22'LT 9,
- Block 2 Lot 9, LT 10 & S58.78'LT 9

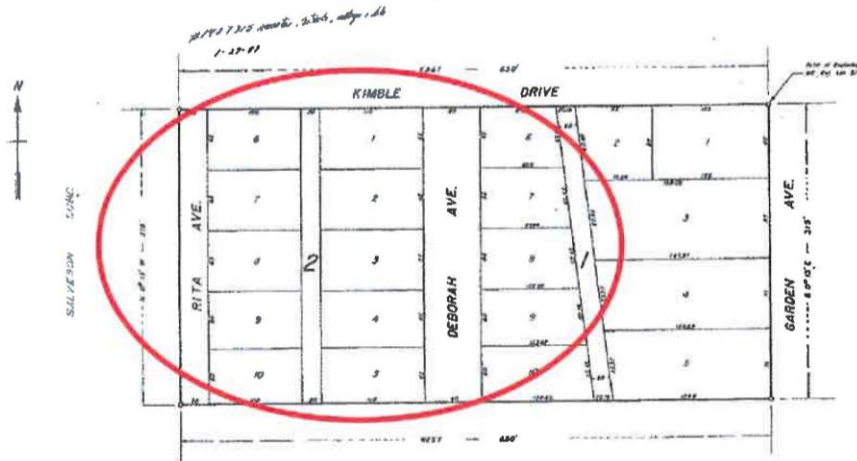


**PLAT OF
KIMBLE SUBDIVISION
(THIRD FILING)**

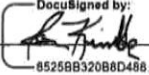
LOT 21 OF CLARK SUBDIVISION, IN THE SE¹/₄ OF SEC 11, T1S, R26E, M2M,
YELLOWSTONE COUNTY, MONTANA

Lima Engineering
Billings, Montana

January, 1984
Scale 1" = 80'



Current Owners: Dawna M Kimble & Geiger and Jonathan D. Kimble
1258 Crist Dr., Billings, MT 59105

DocuSigned by:

85258B32088D488...

DocuSigned by:

8090890F888547C...

Applicant/Purchaser: Peter Heidmann as Mountain West Veterinary - Billings, LLC
549 East Mendenhall, Bozeman, MT 59715



for Mountain West Veterinary – Billings, LLC

We are requesting a zone change from R-15000 to Agricultural Open for all 6 subject lots, which total 132,925 square feet, or 3.05 acres.

It is our intention to subsequently file for abandonment of the existing roadways that traverse these lots, and to have the lots re-surveyed to consolidate the 6 parcels into 3 parcels. Those applications will be submitted following the guidance of the planning office and the county commissioners.

This is the certified list of the names, addresses and legal descriptions of the owners of property within a 300' radius as determined by the zoning coordinator

(Gummed mailing labels are also included in this application).

ADAMS, PAMELA
705 5TH ST W
BILLINGS, MT 59101-1737

ALVIN, LAURA G
215 GARDEN AVE
BILLINGS, MT 59101-5752

DOSS, DAVID
126 GARDEN AVE
BILLINGS, MT 59101-5724

GAYVERT, DANIEL
219 GARDEN AVE
BILLINGS, MT 59101-5752

GAYVERT, DANIEL & SHELLI M
217 GARDEN AVE
BILLINGS, MT 59101-5752

GEIGER, DAWNA M KIMBLE &
1258 CRIST DR
BILLINGS, MT 59105-5207

JOHNSON, JAMES L & TRACY
2203 1ST AVE S
BILLINGS, MT 59101-4214

KIMBLE, CECELIA MARY TRUSTEE
3077 PARKHILL DR
BILLINGS, MT 59102-6530

KIMBLE, JAMES O JR & SARITA J
204 1/2 GARDEN AVE
BILLINGS, MT 59101-5751

LINDE, BRIAN
547 GARDEN AVE
BILLINGS, MT 59101-5735

LINDE, DAVID
547 GARDEN AVE
BILLINGS, MT 59101-5735

LINDE, MARVIN, CAROL & BRIAN
430 LAKE ELMO DR STE 1
BILLINGS, MT 59105-3037

MULLER, STEVEN O & CELBSTINE A
PO BOX 30353
BILLINGS, MT 59107-0353

WOODS, CLINTON J & ASTRID
258 GARDEN AVE
BILLINGS, MT 59101-5751

Nicole Cromwell
Planning & Community Services
2825 3rd Ave N, 4th Floor
Billings, MT 59101

On April 24th, 2017, I certify that we held a community meeting on the site of these lots, following a letter sent out on April 17th, 2017.



Here is a copy of the community letter.

4.15.17

Dear Neighbors;

You're cordially invited a to neighborhood meeting on Monday the 24th of April at 2pm. The meeting will be held at the "Kimble Lots" west of Garden Avenue.

The meeting relates to a proposed zone change for those Kimble Lots, which is the 3+ acres on Kimble, West of Garden Ave and East of I-90. This is the lots and abandoned roadways of the old Kimble Subdivision, Third Filing,

The county calls these lots:

Kimble Subd 3rd Filing, S11, T01 S, R26 E, Block 1, Lot 6-8,
Kimble Subd 3rd Filing, S11, T01 S, R26 E, Block 1, Lot 9-10,
Kimble Subd 3rd Filing, S11, T01 S, R26 E, Block 2, Lot 1-3,
Kimble Subd 3rd Filing, S11, T01 S, R26 E, Block 2, Lot 4-6,
Kimble Subd 3rd Filing, S11, T01 S, R26 E, Block 2 Lot 7 8, & N1.22'LT 9,
Kimble Subd 3rd Filing, S11, T01 S, R26 E, Block 2 Lot 9, LT 10 & S58.78'LT 9

The owners of this property are Dawna M Kimble Geiger and Jonathan D. Kimble (of 1258 Crist Dr., Billings, MT 59105).

These lots are not suitable for residential development, so we are proposing to change the zoning to Agricultural/Open. The new zoning will match the land's current status as an open field, and will preserve all 3+ acres of the property for ag-related uses.

DocuSigned by:
Dawna M. Kimble Geiger
85258320380486
Dawna M. Kimble Geiger

DocuSigned by:
Jonathan D. Kimble
85258320380486
Jonathan D. Kimble

Peter Heidmann is acting as the agent of Dawna M. Kimble Geiger and Jonathan D. Kimble:


Peter Heidmann



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
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Developed by:

Dawna M. Kimble Geiger

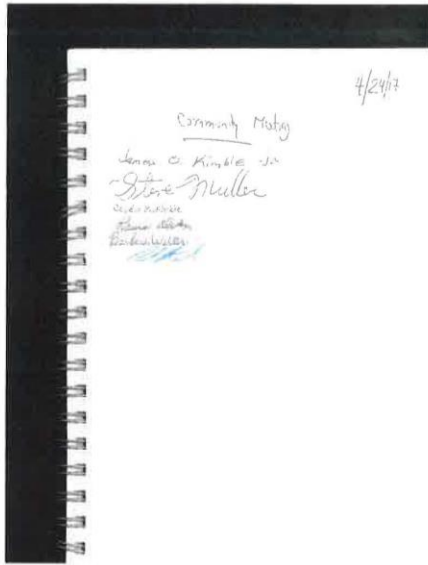
Developed by:

Jonathan D. Kimble



Peter Heidmann DVM MPH

And here is a sign-in sheet of those who attended the community meeting on 4.24.17, including:

James O. Kimbler, Jr.
Steve Muller
Cecelia M. Kimble
Laura Alvin
Barbara Walter
Peter Heidmann



The community meeting lasted approximately 30 minutes. We discussed our potential use as a equine-only veterinary clinic, and our intention to leave 75% of the land as open space for grazing of horses, consistent with this land's historical use. Concern was expressed about the flood plain, as well as consideration of maintenance of the existing rights-of-way for utilities, with the community concluding that our intended plans and use as a equine veterinary clinic under Agricultural/Open zoning were appropriate.


Peter Heitmann
For Mountain West Veterinary LLC 4/29/17